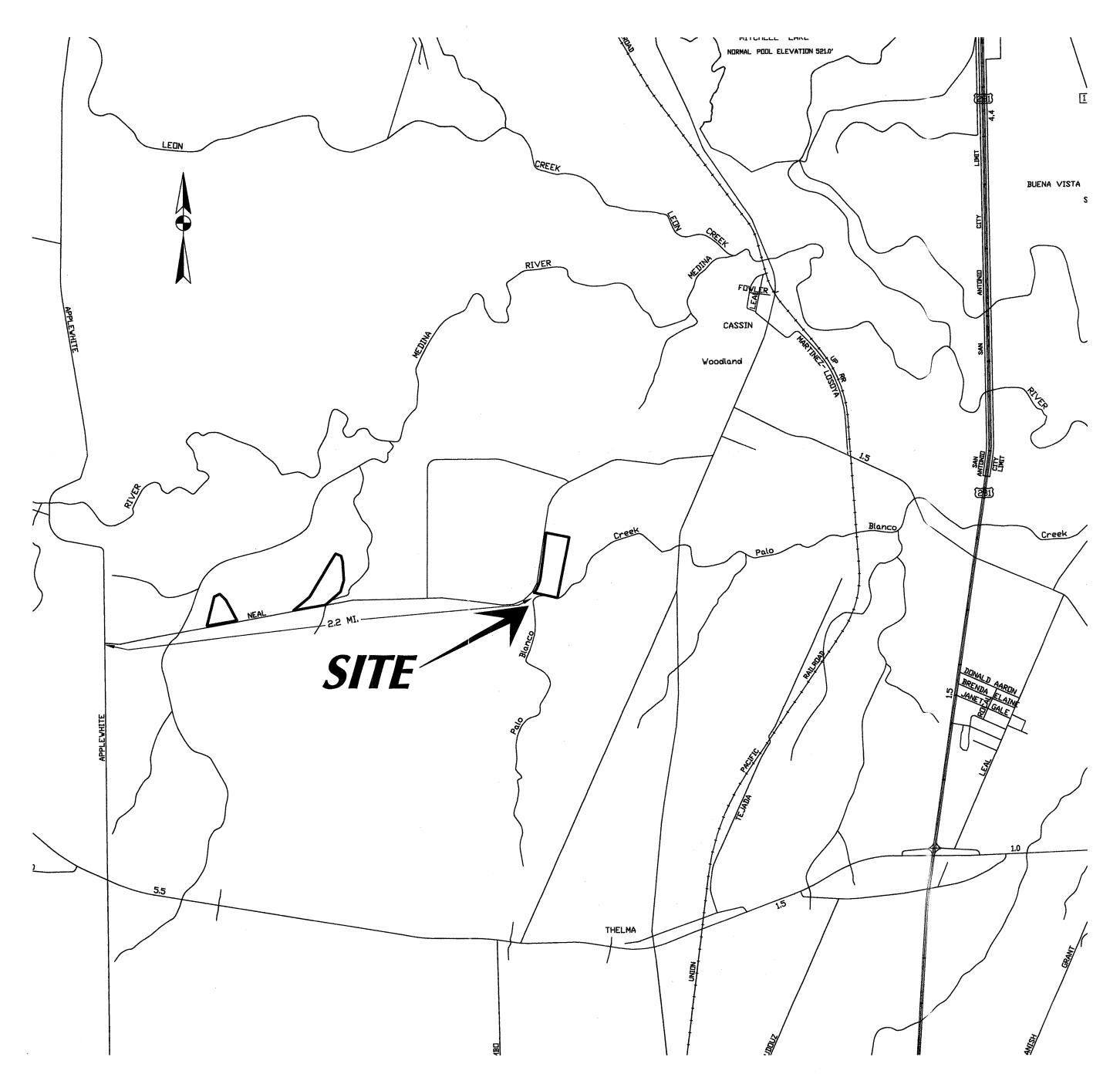
PONEER BUSINESS PARK MASTER DEVELOPEMENT PLAN



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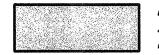
LOCATION MAP

SCALE : 1" = 2000'

JOB NO.: 108620

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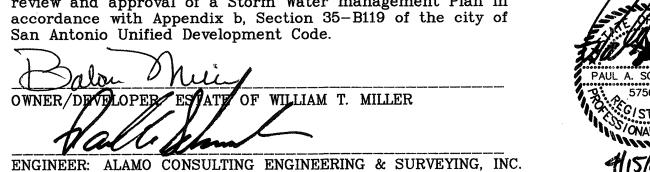
IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO NOTIFIED.



DENOTES EXISTING 100 YR. FLOOD AREA AS PER THE FLOOD INSURANCE RATE MAP DATED 02/16/96.

BASIS OF BEARING IS STATE PLANE

The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water management Plan in accordance with Appendix b, Section 35-B119 of the city of San Antonio Unified Development Code.



PREPARED: JUNE 2, 2004

OWNER/DEVELOPER : ESTATE OF WILLIAM T. MILLER 430 SOUTH SANTA ROSA SAN ANTONIO, TEXAS 78207

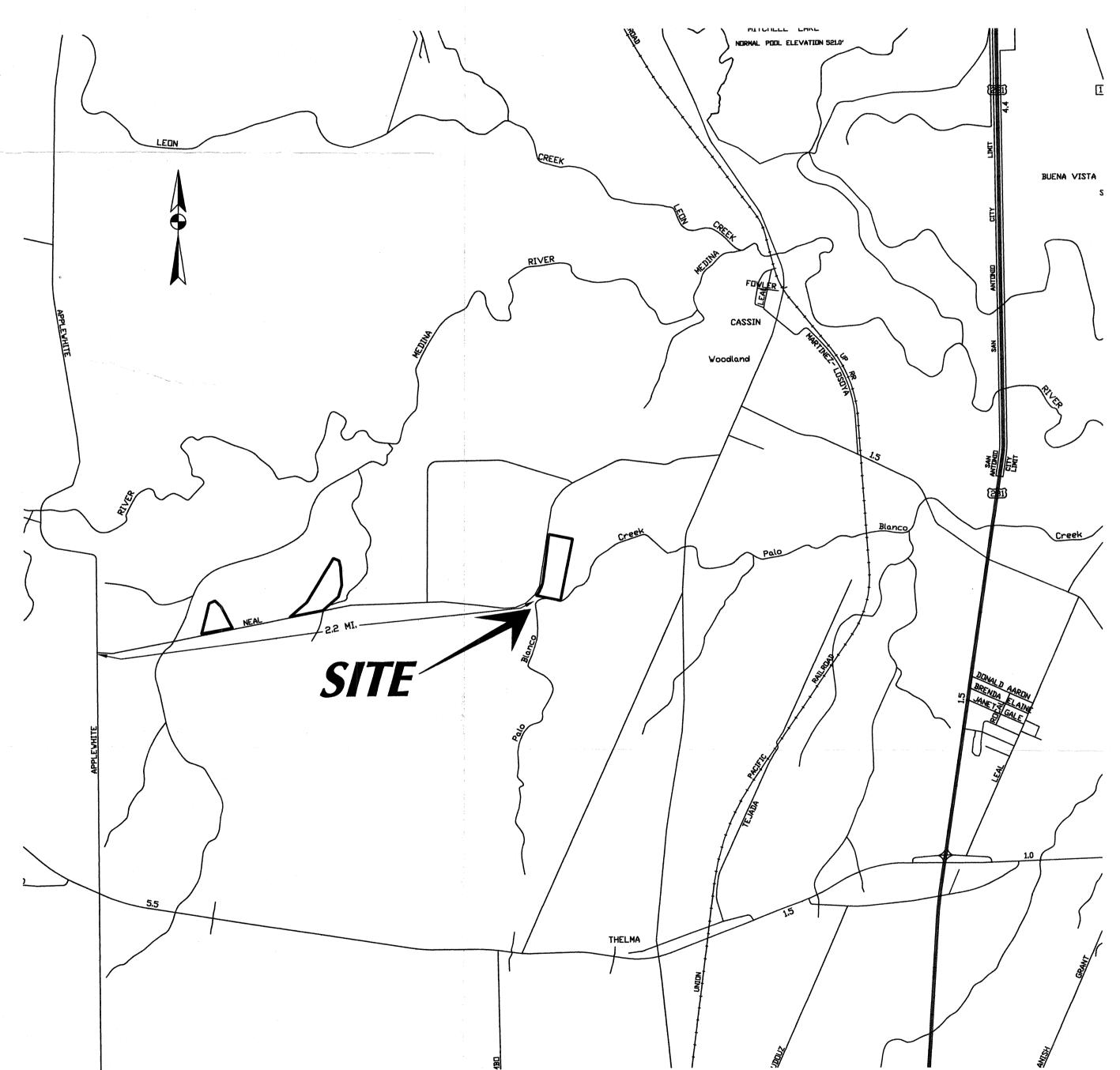
ALAMO CONSULTING ENGINEEING & SURVEYING, INC. 140 HEIMER ROAD, SUITE 617 SAN ANTONIO, TEXAS 78232

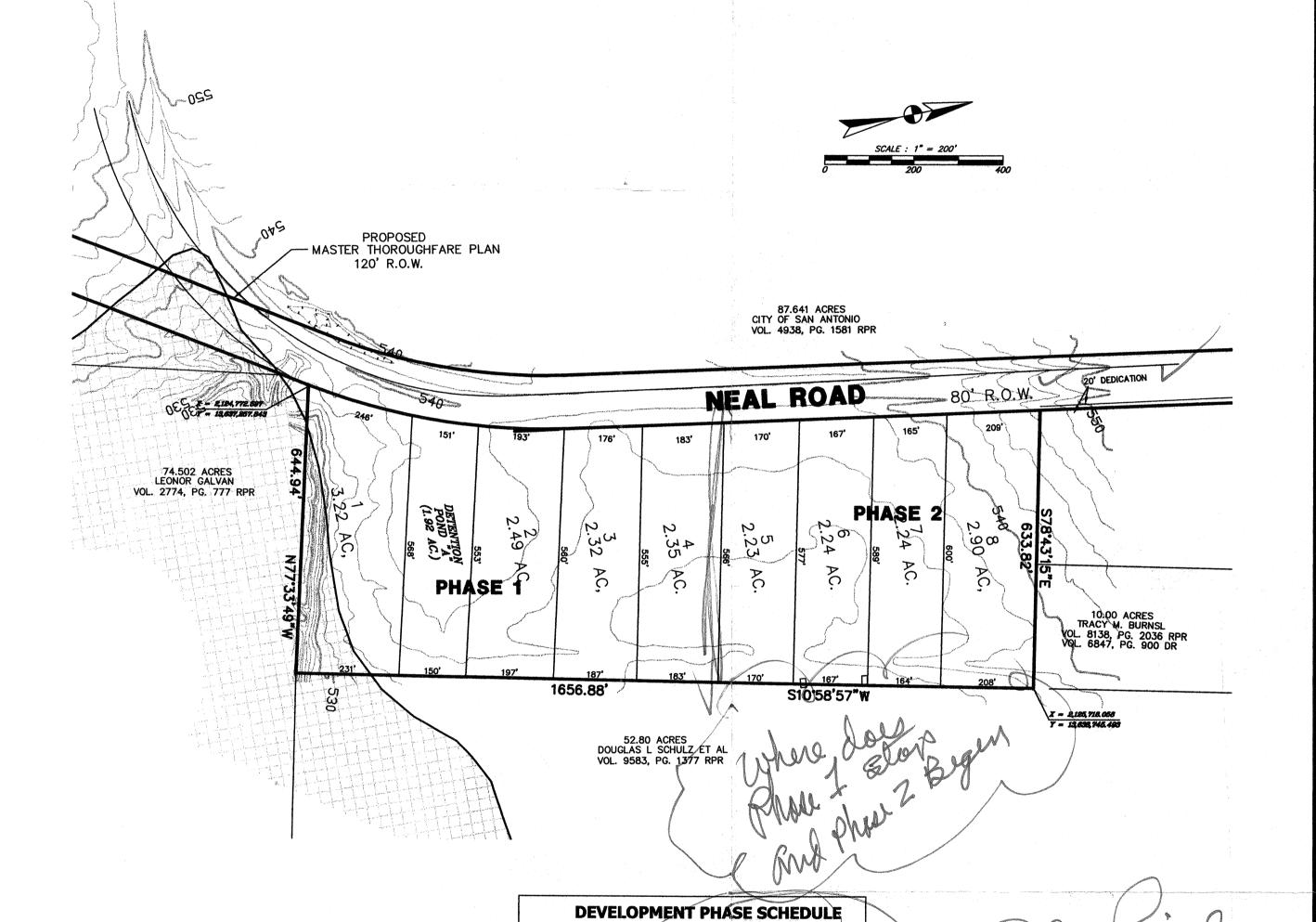
PLANNING DIRECTOR OR ASSIGNEE

MDP # 832

PLAT No.

PONEER BUSINESS PARK MASTER DEVELOPEMENT PLAN





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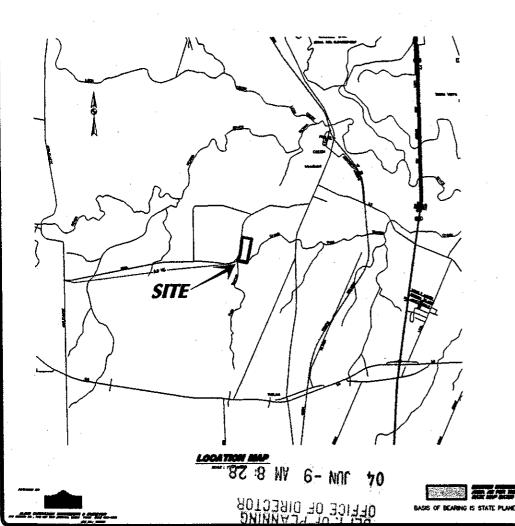
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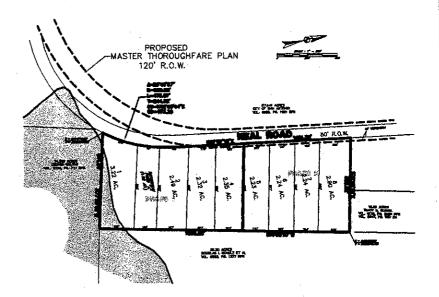
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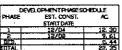
PLAT No.

PREPARED : JUNE 2, 2004 OWNER/DEVELOPER: ESTATE OF WILLIAM T. MILLER 430 SOUTH SANTA ROSA The floodplain limits on this Master Development plan are estimated and subject to change. Approval of subdivision plats associated with this Master Development Plan is subject to the review and approval of a Storm Water management Plan in accordance with Appendix b, Section 35—B119 of the city of San Antonio Unified Development Code. SAN ANTONIO, TEXAS 78207 LOCATION MAP ALAMO CONSULTING ENGINEEING & SURVEYING, INC. SCALE : 1" = 2000' 140 HEIMER ROAD, SUITE 617 SAN ANTONIO, TEXAS 78232 PRIOR TO CONSTRUCTION A ARCHAEOLOGICAL INVESTIGATION WILL BE PAUL A. SCHROEDER CONDUCTED TO DETERMINE IF THIS TRACT CONTAINS ANY SIGNIFICANT PLOPER ESPATE OF WILLIAM T. MILLER DENOTES EXISTING 100 YR. FLOOD AREA AS PER THE FLOOD INSURANCE ARCHAEOLOGICAL SITES. RATE MAP DATED 02/16/96. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED ENGINEER: ALAMO CONSULTING ENGINEERING & SURVEYING, INC. DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY BASIS OF BEARING IS STATE PLANE STOPPED IN THE VICINITY AND THE HPO NOTIFIED. PLANNING DIRECTOR OR ASSIGNEE

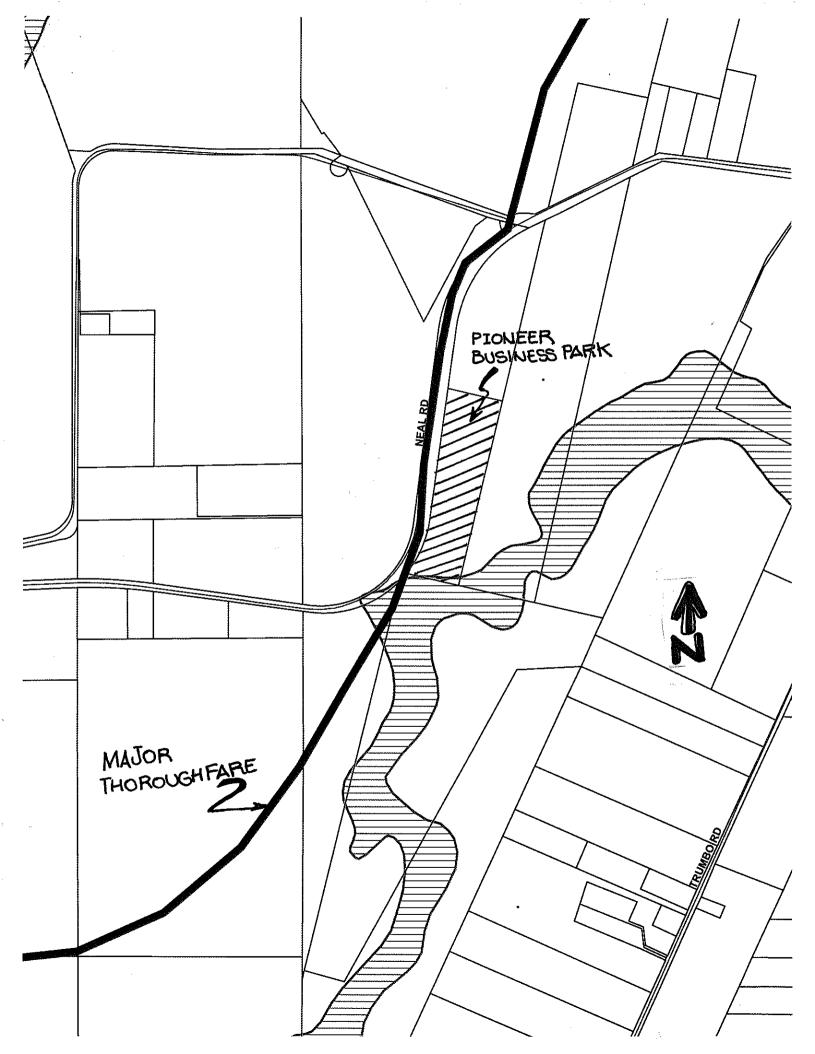
PIONEER BUSINESS PARK MASTER DEVELOPEMENT PLAN





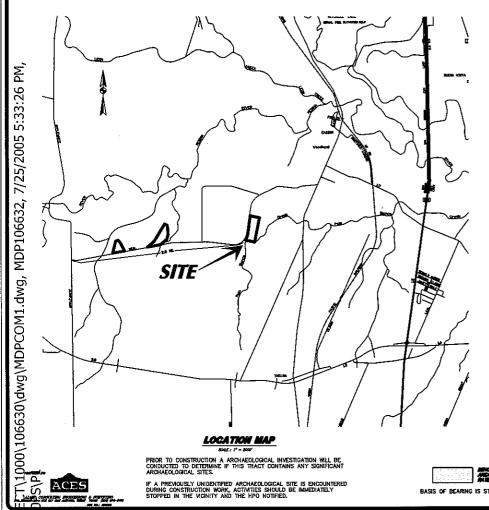






PIONEER BUSINESS PARK

MASTER DEVELOPEMENT PLAN



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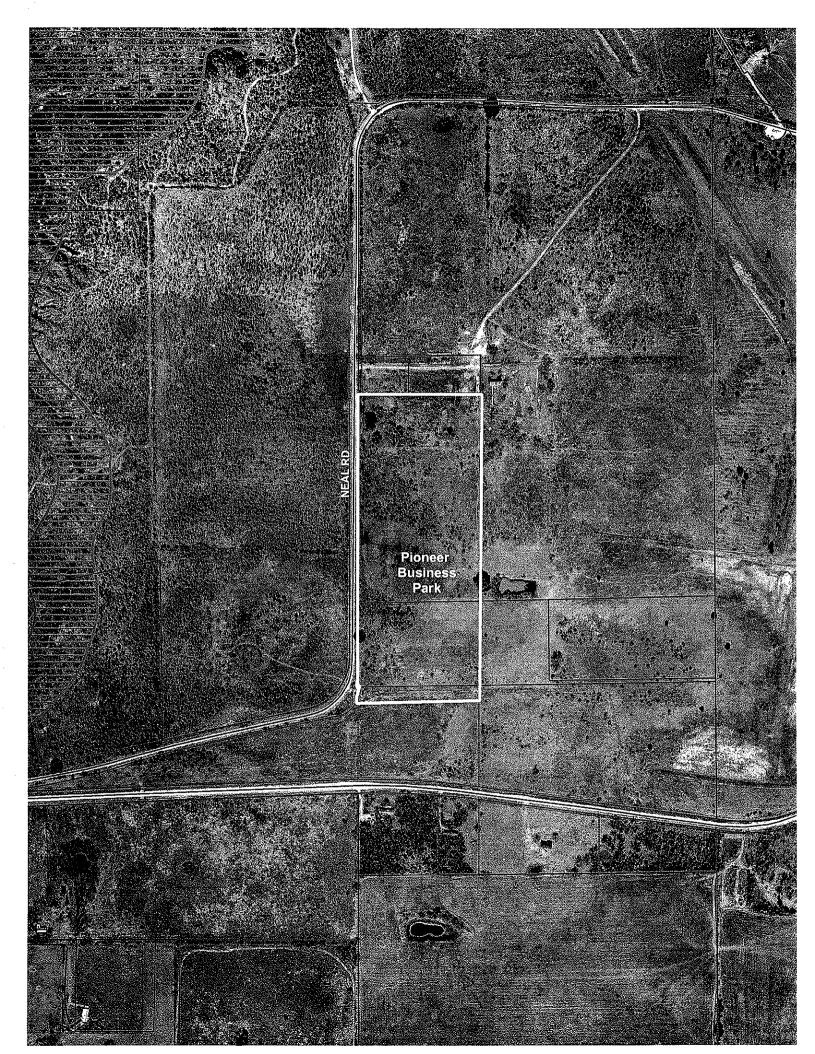
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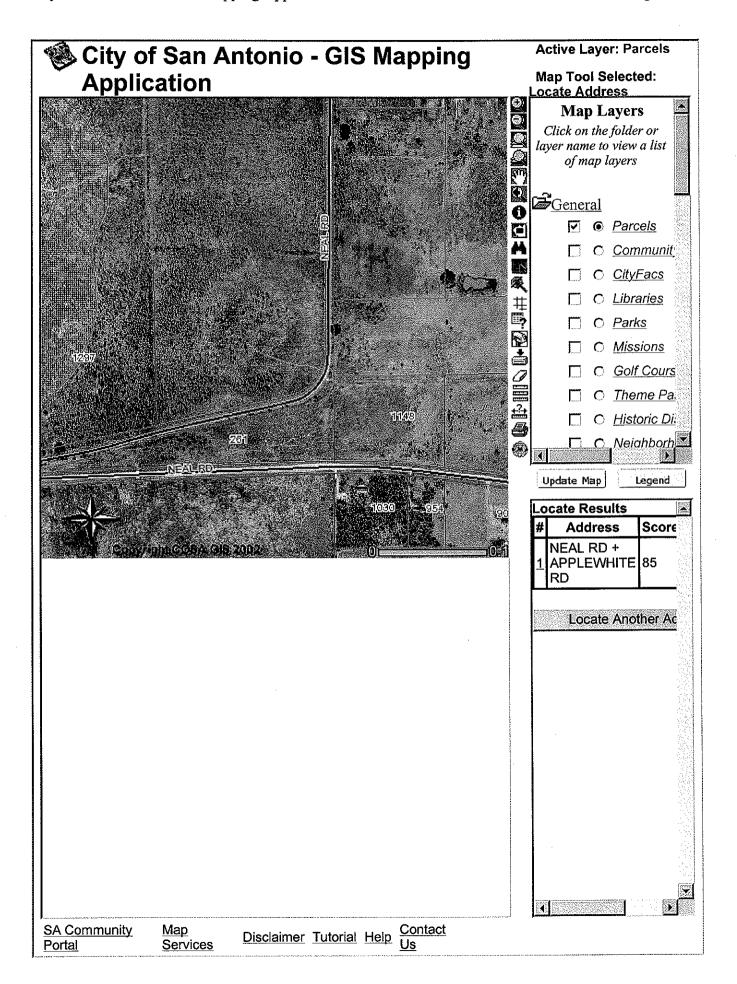
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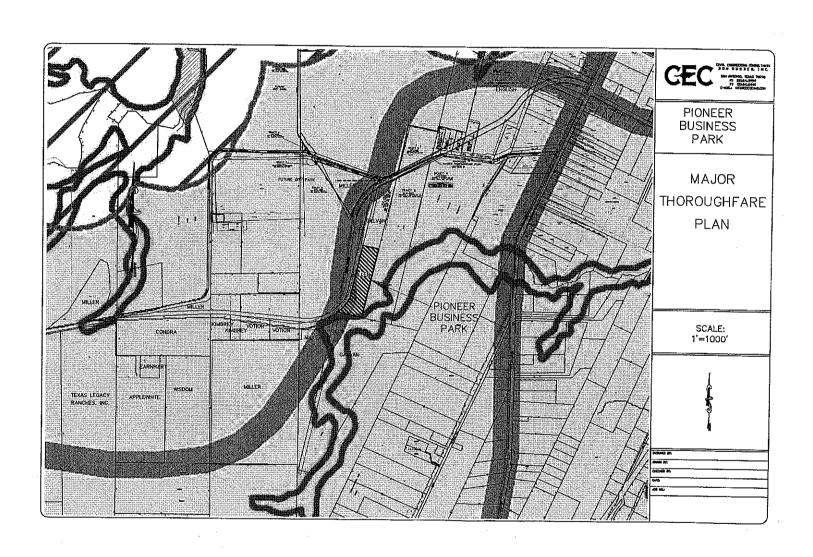
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BASIS OF BEARING IS STATE PLANE













City of San Antonio Planning Department

Master Development Plan Section

REQUEST FOR REVIEW

(Check One) Date: JUNE 8, 2004	
Master Development Plan (MDP)	
Project Name: PIONEER BUSINESS PARK FILE#	
(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development. (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation	
To: Master Development Plan Major Thoroughfare Neighborhoods Historic Disability Access (Sidewalks) Storm Water Engineering SAWS Aquifer Other: Other:	CITY OF SAN ANTONIO
Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or avencies	<i>t</i>
City of San Antonio Planning Department use	÷
FROM: Michael O. Herrera, Special Projects Coordinator Date:	
SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to	
the Planning Commission or Director. If necessary, please circulate within your department. Copy	
this review sheet as needed. Mark your comments here and be prepared to review at the next schedule	
meeting. Your written comments are strongly encouraged for documentation in the file. This item is tentative scheduled for	No. of the second

☐ I do not recommend approval

☐ I recommend approval



MTP

JUNE 8, 2004

City of San Antonio

Planning Department

Master Development Plan Section

REQUEST FOR REVIEW

(Check One)	P.U.D. Plan	
Master Development Plan (MDP) MDP/ P.U.D. Plan (combination)	Mixed Used District (MXD)	
Master Plan Community District (MPCD)	Military Airport Overlay Zone (MOAZ) Manufactured Home Park Plan (MHPP)	
Traditional Neighborhood Development (TND) Plat Certification Request	Pedestrian Plan (PP)	
Public Hearing Yes No	Other:	
Major Minor Project Name: PIONEER BUSINESS	The I state of the Control of	
Project Name: PIONEER BUSINESS	PARK	eri (ja Propinsion) Tilota ka
· · · · · · · · · · · · · · · · · · ·		* ************************************
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(1) Major thoroughfare; (1) Neighborhoods	(If Historic Preservation	
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To: Master Development Plan	Street and Drainage	E G
☐ Major Thoroughfare	LI TIA LI Zoning	, S.
Neighborhoods Historic	Tree Preservation	တ္ ဥ
Disability Access (Sidewalks)	Parks Open Space	全 网络
Storm Water Engineering	Fire Protection	$\varphi \in \mathbb{R}^{2}$
SAWS Aquifer Other:	Bexar County Public Works	28 OR
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Note: Master Plan & P.U.D. Submittals (ON)	LY) 15 copies (folded) with Planning Depar	rtment Request
for Review form (attached) for respective depa	artments or avencies	
City of San Antonio	Planning Department use	
	.	
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SUBJECT: The attached item has been submitted		
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this review sheet as needed. Mark your comment	is here and be prepared to review at the next	schedule
meeting. Your written comments are strongly enc	ouraged for documentation in the file.	
This item is tentative scheduled for	before the (MDP) committee.	
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Signature Title Date	Cianalure	Tifle		Date

Please-return this form to Michael O. Herrera, Special Projects-Coordinator by next scheduled meeting.

City of San Antonio Planning Department Master Development Plan Section

Not Approved 5.06.05

REQUEST FOR REVIEW

	· · · · · · · · · · · · · · · · · · ·
Robert Lombrano, Planner II (Even File number)	Ernest Brown, Planner II (Odd file Number)
(210) 207-5014, rlombrano@sanantonio.gov	(210) 207-7207, emestb@sanantOnio.gov
(Check One)	
■ Master Development Plan (MDP) (Formerly POADP)	□ P.U.D. Plan
☐ MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)
☐ Master Plan Community District (MPCD)	☐ Military Airport Overlay Zone (MAOZ)
☐ Traditional Neighborhood Development (TND)	☐ Manufactured Home Park Plan (MHPP)
☐ Flexible Development District ☐ Urban Development (UD) ☐ Rural Development (RD)	☐ Pedestrian Plan (PP)
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)	
☐ Plat Certification Request	☐ Other:
Public Hearing ☐ Yes ☐ No	
(Check One) Project Name: PEARSALL BUSINESS PARK Engineer/Surveyor: M. W. Cude Engineers, L.L.C.	Pate: Revised 4/12/2005 File#
Address: 103258 Bandera Road, San Antonio, TX.	Zip code: 78250
Phone: (210) 681-2951 Fax: (210) 523-7112	8 9
Contact Person Name: Sandi Vicars E-mail:	svicars@mwcude.com
Reference Any MDP's, POADP's, and PUD's associated wit	SERVICES The this project:
(Plats Only): 2 copies (folded) with Request fo	or Review forms (attached)
(1) Master Development,(1) Major	
Master Plans & P. U.D. Submittals 15 copies (folded) with Planning Dep (attached) for respective departments or agencies February, 23, 2004 Page 1 of 2	partment Request for Review form

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Fleuse return this form to Minhael O. Herrera, Senior Flanner by next scheduled meeting.



DISABILITY

City of San Antonio

Development Services Department

Master Development Plan

REQUEST FOR REVIEW



No7 Approved 5.06.05

Case Manager Robert Lombrano, Planner II (Even File number) Ernest Brown, Planner II (Odd file Number) (210) 207-5014, rlombrano @sanantonio.gov (210) 207-7207, ernestb@sanantonio.gov (Check One) Master Development Plan (MDP) (Formerly POADP) □ P.U.D. Plan ☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD) ☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MAOZ) ☐ Traditional Neighborhood Development (TND) Manufactured Home Park Plan (MHPP) ☐ Flexible Development District ☐ Pedestrian Plan (PP) ☐ Urban Development (UD) ☐Rural Development (RD) Farm and Ranch (FR) □Mix Light Industrial (MI-1) □Plat Certification Request ☐ Other: Public Hearing [Yes □No □Major Date: APRIL 20, 2005 (Check One) Project Name: PIONEER BUSINESS SUBDIVISION File# Engineer/Surveyor: ALAMO CONSULTING ENGINEERING & SURVEYING, INC. Address: 140 Heimer Rd., Suite 617 San Antonio, Texas Zip Code: 78232 Phone: 210-828-0691 Fax: 210-824-3055 Contact Person Name: Paul A. Schroeder E-mail: pas@aces-sa.com Reference Any MDP's, POADP's, and PUD's associated with this project: (Plats Only): 2 copies (folded) with Request for Review forms (attached)

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

(1) Master Development, (1) Major thoroughfare,

February 23, 2004

Page 1 of 2

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Please return this form to Minhael O. Nerroga. Senior Planner by next scheduled meeting.



DISABILITY ROBERT COMBRAND

Planning Department Master Development Plan Section

REQUEST FOR REVIEW

(Check One)		Date: _	JUNE 8,	2004
Master Development Plan (MDP) MDP/ P.U.D. Plan (combination) Master Plan Community District (MPCD)		District (MXD) ort Overlay Zone (MOA)	Z)	
Traditional Neighborhood Development (TND) Plat Certification Request	Manufacture Pedestrian Pla	l Home Park Plan (MHPI		
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(1) Major thoroughfare, (1) Neighborho	oods, (1) Historic Pres	ervation	··· 22 22 20 20 1	2
To: Master Development Plan Major Thoroughfare Neighborhoods	TTA Zon	•	· .	NN 6- NIT
☐ Historic ☐ Disability Access (Sidewalks)	🔲 Park	Preservation s Open Space		
Storm Water Engineering SAWS Aquifer		Protection car County Public Works		55 55 55
Other				
Note: Master Plan & P.U.D. Submittals (O			Department	Réquest
for Review form (attached) for respective d	evartments or aver	teles		
City of San Anton	<u>io Planning De</u>	partment use		
FROM: Michael O. Herrera, Special	<u>Projects Coordii</u>	<u>nator</u> Date:		
SUBJECT: The attached item has been subm	itted for your review	z, recommendation, a	nd or commen	nt to
the Planning Commission or Director. If neces	ssary, please circu	late within your dep	partment. C	opy
this review sheet as needed. Mark your comme	ents here and be pre	pared to review at the	e next schedu	le
meeting. Your written comments are strongly e	encouraged for docu	mentation in the life.		
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Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.



BEXAR COUNTY City of San Antonio

Development Services Department

Master Development Plan

REQUEST FOR REVIEW

Case Manager



Robert Lombrano, Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov	Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov
(Check One)	
Master Development Plan (MDP) (Formerly POADP)	□ P.U.D. Plan
MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)
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Flexible Development District	☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐Rural Development (RD)	
Farm and Ranch (FR) UMix Light Industrial (MI-1)	ساد مسا
Plat Certification Request	Other:
Public Hearing ☐ Yes. ☐No	
☐Major ☐Minor	Date: APRIL 20, 2005
(Check One)	
Project Name: PIONEER BUSINESS SUBDIVI	SIONFile#
Engineer/Surveyor: ALAMO CONSULTING ENGIR	NEERING & SURVEYING, INC.
Address: 140 Heimer Rd., Suite 617 San Antonio, T	• • • • • • • • • • • • • • • • • • • •
Phone: 210-828-0691 Fax	: 210-824-3055
Contact Person Name: Paul A. Schroeder E-	mail: pas@aces-sa.com
Reference Any MDP's, POADP's, and PUD's associated	I with this project:
(Plats Only): 2 copies (folded) with Reg	uest for Review forms (attached)
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February 23, 2004

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Page 1 of 2

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP

Division Request for Review form (attached) for respective departments or agencies

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Master Development Plan





Case Mar	nager
Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov	Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov
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Project Name: PIONEER BUSINESS SUBDIVI	SION File#
Engineer/Surveyor: ALAMO CONSULTING ENGIN	JEERING & SURVEYING, INC.
Address: 140 Heimer Rd., Suite 617 San Antonio, T	
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	210-824-3055
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February 23, 2004

Page 1 of 2

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Project Name:	Pioneer Business	File#	THE SHALL AND ADDRESS OF THE SHALL AND ADDRESS
	City of Can Andrew	io Planning D	
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			A STATE OF THE STA
/ .			NAME OF THE PROPERTY OF THE PR
<u> </u>	L. Lu	il Engineer -	instart 7-13-05
 Signature	e /	Title	Date

Please return this form to appropriate Case Manager by next scheduled meeting.

	City of San Antonia	o Planning Department us	n
FROM: Michael O II	errera, Special Projects Coordi		•
•		your review, recommendation, an	ite:
		te within your department. Co	· ·
		the next schedule meeting. You	i de la companya de
encouraged for documer		me next schedule meeting. 1 ou	written comments are strongly
	mancar ar the me.		
I recom	imend approval	☐ I <u>do not</u> recom	mend approval
On	, I not	ified	, the engineer/
		ed to remove this objection	
-		s MDP is a conceptual pl	
		riveways, street design, s	
requirements, o	drainage and floodplain	issues at time of platting.	
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		AND THE RESERVE OF THE PROPERTY OF THE PROPERT	

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		THE RESIDENCE OF THE PROPERTY	
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Please return this form to appropriate Case Manager by next scheduled meeting.



EXAR COUNTY

ROBERT L.

City of San Antonio Planning Department

Master Development Plan Section

REQUEST FOR REVIEW

(Check One)	Date:	8, 2004
Master Development Plan (MDP) MDP/P.U.D. Plan (combination)	P.U.D. Plan Mixed Used District (MXD) Military Airport Overlay Zone (MOAZ) Manufactured Home Park Plan (MHPP) Pedestrian Plan (PP) Other:	
Project Name: 12 LONDER BOSTNESS 1		
(Plats Only): 4 copies (folded) with Request for Review fo (1) Major thoroughfare, (1) Neighborhoods, (orms (attached) (1) Master Development.	
To:	Street and Drainage TTA Zoning Free Preservation Parks Open Space Fire Protection Bexar County Public Works	OFFICE OF DIRE
Note: Master Plan & P.U.D. Submittals (ONL) for Review form (attached) for respective depart	tments or agencies	ient 9 0 ques
FROM: Michael O. Herrera, Special Proj	Planning Department use	
SUBJECT: The attached item has been submitted the Planning Commission or Director. If necessary	for your review, recommendation, and or con	nment to
this review sheet as needed. Mark your comments	here and be prepared to review at the next sel	hedule
meeting. Your written comments are strongly encou	raged for documentation in the file.	
This item is tentative scheduled for	before the (MDP) committee.	
		÷
☐ I recommend approval	1 do not recommend appro-	val

<u> </u>	, I notified		, the engineer/
subdivider/agent, of the cor	rrections needed to	remove this objec	tion. Tel #
Dayst con	de with	Major (hroughfare
Comments: 1) Must com Plan, Will have t	o dedicate	20' ROW (alone Heal Rd.
•			9
2) It is understood plan and all regu	that this	s MDP is	a conceptual
plan and all regu	lations will	be addre	sed at time
C del. 150			•
3) County reserves design, sight dis and Cloodpan is	the right	to address	driveways, street
<u>design</u> , sight dis	stance, ADA	requirements	drainage
and Floodpain is	issues at the	me of plan	Hing.
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			**

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



MTF

City of San Antonio

Development Services Department

Master Development Plan

REQUEST FOR REVIEW



<u>Case Mai</u>	nager
Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov	Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov
Check One)	
Master Development Plan (MDP) (Formerly POADP)	□ P.U.D. Plan
MDP/ P.U.D. Plan (combination)	☐ Mixed Used District (MXD)
Master Plan Community District (MPCD)	☐ Military Airport Overlay Zone (MAOZ)
Traditional Neighborhood Development (TND)	Manufactured Home Park Plan (MHPP)
Flexible Development District	☐ Pedestrian Plan (PP)
☐ Urban Development (UD) ☐ Rural Development (RD) Farm and Ranch (FR) ☐ Mix Light Industrial (MI-1)	
Plat Certification Request	Other:
Public Hearing ☐ Yes ☐No	
□Major □Minor	Date: APRIL 20, 2005
(Check One)	
Project Name: PIONEER BUSINESS SUBDIVI	SIONFile#
Engineer/Surveyor: ALAMO CONSULTING ENGIN	NEERING & SURVEYING, INC.
Address: 140 Heimer Rd., Suite 617 San Antonio, T	Texas Zip Code: 78232
Phone: 210-828-0691 Fax:	: 210-824-3055
Contact Person Name: Paul A. Schroeder E-1	mail: pas@aces-sa.com
Reference Any MDP's, POADP's, and PUD's associated	with this project:
(Plats Only): 2 copies (folded) with Requ	uest for Review forms (attached)
(1) Master Development, (1)	Major thoroughfare,

Division Request for Review form (attached) for respective departments or agencies



City of San Antonio

Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Chack Que)	1	JUNE 8	, 2004
(Check One) Master Development Plan (MDP) MDP/ P.U.D. Plan (combination) Master Plan Community District (MPCD) Traditional Neighborhood Development (TND) Plat Certification Request Public Hearing Yes No Major Minor	P.U.D. Plan Mixed Used District (MXD) Military Airport Overlay Zone Manufactured Home Park Plan Pedestrian Plan (PP) MOther:	· (МОАZ) · (МПРР)	
Project Name: PIONEER BUSINESS	PARK	H.E.#	•
•			
(Plats Only): 4 copies (folded) with Request for Reviev	v forms (attached) (1) Master Deve	lopment,	
To:	Street and Drainage TTA Zoning Tree Preservation Parks Open Space Fire Protection Bexar County Publi	ę Warks	OFFICE OF DIRECTOR
Note: Master Plan & P.U.D. Submittals (ON for Review form tattached) for respective det	(LV) 15 copies (folded) with Ploartments or avencies Planning Department		ent Request
			
FROM: Michael O. Herrera, Special Pr	rojects Coordinator 1	Pate:	
SUBJECT: The attached item has been submitted	ed for your review, recommend	ation, and or com	ment to
the Planning Commission or Director. If necess	ary, please circulate within y	our department	. Сору
this review sheet as needed. Mark your commen			
1			
meeting. Your written comments are strongly en			
This item is tentative scheduled for	before the (MDP) co	mmillee.	
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City of San Antonio Planning Department Master Development Plan Section



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D.				
#:				
Plat Name: PIONEER BUSINESS PARK				
Project Engineers/Surveyors or Fin ALAMO CONSULTING ENGI	rm Name:	ING, INC.		
Address:				
140 HEIMER RD., STE.				
Phone # (210) 828-0691 Fa	1x #: (210)824-3055	E-mail: pas@aces-sa.com		
	<u></u>			
	Planning Depart	ment		
	<u> Required Items for Complet</u>	eness Review 😜		
Completed and signed Appli		3		
Appropriate Plan Review Fe		6		
Digital information (MDP's a				
Per l	1/2 " x 11" Reduced Copy (MDP's and PUD)			
Storm Water Management Pla	n (MDP's and PUD)	& 28 		
• (Plats Only): 4 copies (folded) with Planni (1) Master Development, (1)		Review form (attached): eighborhoods, (1) Historic Preservation		
• (Master Development Plans (form (attached) for respective	· ·	th Planning Department Request for Review		
Disability Access (Sidewal Zoning SAWS Aquifer Storm Water Engineering	X X X	Street and Drainage Traffic T.I.A. Building Inspection - Trees Parks - Open space Fire Protection Bexar County Public Works Other:		
∐ Acce	epted	Rejected		
Completeness Review By:		Date:		

City of San Antonio

Planning Department Master Development Plan Section

APPLICATION

(Continued)

Existing legal Description (PUD Only):N/A				
Existing zoning:	Proposed zonir	ng:N/2	A	
Projected # of Phases:				
Number of dwelling units (lots) by Phases:				
Total Number of lots: divided by acreage:	= Density			
(PUD Only) Linear feet of street	☐ Private ☐ Public	☐ Gated ☐ Un-Gated	☐ Attached☐ Detached	
(PUD Only) Total open space: divided by to	otal acreage:	= Open s	расе	%
(PUD Only) Type of gate (guard/mag card/key/transm	nitter/etc.):			
(PUD Only) Construction start date:			•	
(PUD Only) X/Y coordinates at major street entrance:	X:	Y:		
Site is over/within/includes:				
Edwards Aquifer Recharge Zone: ☐ Yes	⊠ No			
San Antonio City Limits? Yes No) .			
Council District: 3 School District: SOUT	PHSIDF erguson	map grid: <u>716</u>	C-8	20
Is there a previous Master Development Plan (a.k.a.PC NameN/A No	OADP) for this Si	te?		
Is there a corresponding PUD for this site? Name	N/A	No		3
Plats associated with this Master Development Plan (a Name NONE No.		ite?	,	Ċ
Contact Person and authorized representative:				
Print Name: PAUL A. SCHROEDER Signa	iture: <i>POrt)</i>	defend		
Date: JUNE 8, 2004 Phone: (210)828-	-0691	Fax: (210)8	24-3055	→
January 1, 2003 Page 2	· f' 5			

City of San Antonio Planning Department



Master Development Plan Section

APPLICATION

Project ID Number:	Date Submitted: JUNE 8, 2004
Will this project be used in conjunction with a Tax k	Increment Financing Application (TIF): YES NO
If YES please note that higher standards have been adopted a For complete information and application of the Tax Increment please call the Neighborhood Action Department at (210) 207-	t Financing (TIF) and Reinvestment Zone Guidelines and Criteria,
(Check One)	
Master Development Plan (MDP) (Formerly POADP) MDP/ P.U.D. Plan (combination) Master Plan Community District (MPCD) Traditional Neighborhood Development (TND) Plat Certification Request	P.U.D. Plan Mixed Used District (MXD) Military Airport Overlay Zone (MAOZ) Manufactured Home Park Plan (MHPP) Pedestrian Plan (PP) Other:
Master Plan Submittals: Completeness Revie Department Request for Review form (attach	w Form and 15 copies (folded) with Planning ed) for respective departments or agencies
Project Name: PIONEER BUSINESS PARK	
	LLFRone: (210) 225-446 fax: (210) 302-1534
Address: 430 S SANTA ROSA, SAN ANTO ALAMO CONSULTING ENG Engineer/Surveyor: & SURVEYING, INC.	NIO, TX Zip code: 78207 INEERING Phone:(210)828-069Aax: (210)824-3055
Address: 140 HEIMER RD., STE. 617,	SAN ANTONIO, 契約 code: 78232
January 1, 2003	OFFICE JUN
	A PAN
Pa	nge l of 5 ≥ ⊋≥≥

City of San Antonio Planning Department Master Development Plan Section Technical Review

Ķ]	Name of the Master Development Plan or P.U.D. and the subdivision;
	City assigned Plan ID number;
ĸ	Name and address of owner of record, developer and engineer;
K)	The name names of all adjacent property owners as shown on current tax records;
	Certificate of agency or power of attorney if other than owner;
K)	Signature blocks for the chairperson and secretary (Planning director or assignee);
	(PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
Ø	Two points identified by Texas Planes Coordinates;
XI	Basis of bearing used and a north point;
Ŋ	Boundary of the development and total acreage encomp used, thereby described and mapped at and appropriate scale;
又	(MDP ONLY) topographic contour lines no greater than ten (10) feet;
	(PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one-foot contours or spot elevation shall be provided where necessary;
χ	Date of preparation;
<u>X</u>	Graphic and written scale and north arrow;
X	A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
X	Total area of property;
K	All existing easements or right-of-way with street names impacting the development area, their nature and width;
¥	The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
	(PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio **Planning Department**

Master Development Plan Section **Technical Review**

(Continued)

X	Traffic Impact Analysis (section 35-502).
	(PUD Only) Utilities plan.
	(M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
	(PUD Only) Lots numbered as approved by the City.
	(PUD Only) Layout shall show where lot setbacks as required.
	Location and size in acres of school sites, as applicable.
	The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and are length.
X	A stormwater management plan (section 35-B119)
	ertify that the PIONEER BUSINESS PARK Plan application and accompanying maps are applete and that the conditions listed on this application have been met.
Cer	tifying Representative:
Pri	nt Name: PAUL A. SCHROEDER Signature: Date: JUNE 8, 200
APF	ou have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873 PLICATION REVISED January 1, 2003 Page 5 of 5

City of San Antonio **Planning Department**

Master Development Plan Section

Technical Review

(Continued)

	(MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)				
	(PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;				
K	The location and dimension of all proposed adjacent roadways, whether existing or proposed:				
K	The location and dimension of all proposed or existing lots.				
	The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.				
X	A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.				
	The schematic of all existing and proposed streets, as well as proposed access points.				
	The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.				
	(Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.				
X	A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.				
	The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.				
(P	 Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following: UD ONLY) (a) square footage of all buildings and structures (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover. 				
	A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan: (a) total number of dwelling units, by development phase. (b) Residential density and units per acre. (c) (PUD Only) Total floor area ratio for each type of use. (d) Total area in passive open space. (e) Total area in active developed recreational open space. (f) Total number of off-street parking and loading spaces.				

On	, Lnotified		, the engineer/
subdivider/agent,	of the corrections needed to re	move this objection. "	Fel #
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DESIGN	Ation.		
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~	0	- H	11
Follert &	· Hav	was II	6/29/04
— Signature		Fitte	Date

Please return this form to <u>Michael O. Herrera, Special Projects Coordinator</u> by next scheduled meeting.

Robert Lombrano

STORM WATER

From:

Arturo Villarreal

Sent:

Tuesday, July 20, 2004 11:28 AM

To:

Robert Lombrano

Cc: Subject: Michael Herrera; Samuel Dent; Richard Carrizales; Paul Schroeder (E-mail)

Pioneer Business Park MDP - Pioneer Industrial MDP - Pioneer Commercial MDP

Storm Water Comments.





MR-PioneerBusiness -MDP.PDF



MR-PioneerCommer cial-MDP.PDF



MR-PioneerIndustri al-MDP.PDF

Robert Lombrano

From: Robert Lombrano

Sent: Tuesday, December 28, 2004 3:48 PM

To: 'Paul'

Cc: Robert Lombrano

Subject: RE: MDP's for Pioneer's

Paul,

Pioneer Commercial Master Development: Disapproved 6/30/04 Major Thoroughfare: Approved 6/30/04 Historic: Approved 7/1/04 Disability: Disapproved 6/22/04 Storm Water: Approved 7/20/04 TIA: Disapproved 11/3/04 Zoning: Approved 6/30/04 Trees: Approved 9/23/04 Bexar County: Approved 11/12/04

Pioneer Business Park

Master Development: Disapproved 6/30/04 Major Thoroughfare: Disapproved 6/30/04 Historic: Disapproved 7/01/04 Disability: Disapproved 6/22/04 7/20/04 Storm Water: Approved TIA: Disapproved 7/8/04 Zoning Approved 6/30/04 Trees: Approved 9/23/04 Bexar County: Disapproved 8/16/04

Pioneer Industrial

Master Development: Disapproved 6/30/04 Major Thoroughfare: Approved 6/30/04 Historic: Disapproved 7/01/04 Disability: Disapproved 6/22/04 Approved Storm Water: 7/20/04 Disapproved 7/8/04 TIA: Approved 6/30/04 Zoning: Trees: Approved 9/3/04 Bexar County: Approved 11/12/04

Thank You

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Historia

Robert Lombrano

From:

Kay Hindes

Sent:

Wednesday, June 29, 2005 9:12 AM

To:

Michael Herrera

Cc:

Robert Lombrano; 'svicars@mwcude.com'

Subject:

Pearsall Business Park MDP

Importance:

High

Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve.

Sincerely,

Kay Hindes

Historic

PLEASE SIGN & DATE

Robert Lombrano

From:

Kay Hindes

Sent:

Monday, June 06, 2005 4:52 PM

To:

Michael Herrera

Cc:

Robert Lombrano; Ernest Brown; 'pas@aces-sa.com'

Subject:

Pioneer Business Subdivision MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions or need additional information please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes



Pioneer Business Industrial MD...

CITY OF SAN ANTONIO PLANNING DEPARTMENT

To:

Michael O. Herrera

From:

Kay Hindes, Planner II/Archaeologist, Planning Department

Copy: Subject: Historic Preservation Office Files Pioneer Business Subdivision MDP

Date:

7-1-2004; 6-6-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 35-630 to 35-634). The review focused on the possible effects of the proposed MDP, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified nearby the above referenced property. The subject property includes Palo BlancoCreek and borders the survey area for the former proposed Applewhite Reservoir, an area known to contain numerous archaeological sites, some of which are significant. Additionally, the Palo BlancoCreek is known to have been referenced during the 1813 Revolution, and has a probability to contain artifacts associated with this battle. Thus, before any work that might affect any sites is begun, we recommend that professionals conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org, The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since June 30, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

HISTORICE

From:

Kay Hindes

Sent:

Thursday, July 01, 2004 11:09 AM

To:

Michael Herrera

Cc:

Robert Lombrano; 'sbolner@aces-sa.com'

Subject:

Pioneer Business Park MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We do not approve. Please find attached our letter stating the conditions for the approval of the MDP. Once we have confirmation that an archaeological survey has been conducted and a draft report submitted to our office, we will approve the MDP.

If you have any questions, or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes



Pioneer Business Park MDP.doc

CITY OF SAN ANTONIO PLANNING DEPARTMENT

To:

Michael O. Herrera

From:

Kay Hindes, Planner II/Archaeologist, Planning Department

Copy:

Historic Preservation Office Files

Subject:

Pioneer Business Park MDP

Date:

7-1-2004

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 35-630 to 35-634). The review focused on the possible effects of the proposed MDP, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified nearby the above referenced property. The subject property includes Palo Blanco Creek and borders the survey area for the former proposed Applewhite Reservoir, an area known to contain numerous archaeological sites, some of which are significant. Additionally, the Palo Blanco Creek is known to have been referenced during the 1813 Revolution, and has a probability to contain artifacts associated with this battle. Thus, before any work that might affect any sites is begun, qualified professionals should conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org, The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since June 30, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

The following note should be added to the MDP and all subsequent plats for this project: "If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO notified".

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	Robert Lombrano
FROM:	Arturo Villarreal, Jr., P.E.
COPIES TO:	Michael Herrera, Sam Dent, P.E., Richard Carrizales, Paul Schroeder, P.E., File
SUBJECT:	Pioneer Business MDP
	Median River Watershed July 20, 2004

Storm Water Engineering has reviewed the Pioneer Business MDP submittal and comments are as follows:

1. Release, detention provided.

Arturo Villarreal, Jr., P.E. Storm Water Engineering

From:

Marc Courchesne

Sent:

Monday, June 06, 2005 10:18 AM

To: Subject: Robert Lombrano; Richard Chamberlin; Marc Courchesne; 'pas@aces-sa.com' Pioneer Business, MDP **APPROVAL**

TIA recommends the approval of the Pioneer Business, MDP.



PioneerBizPark.pdf

Marc A. Courchesne Sr. Engineering Technician **Development Services** Engineering Division, TIA 207-7741

CITY OF SAN ANTONIO

Development Services Department

Interdepartmental Correspondence Sheet

TO:	Michael Herrera, Development Services MDP Division
FROM:	Richard L. De La Cruz (Senior Engineer) Development Services TIA Division
COPIES TO:	File
SUBJECT:	Pioneer Business Park MDP, Level 1 TIA

The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Pioneer Business Park MDP. The analysis is in compliance with TIA Ordinance 91700.

This proposed development is located along the east side of Neal Road, approximately one mile west of Pleasanton Road, in southwest Bexar County. The 21.91 acres is proposed to be developed into eight commercial lots. The property is to be used as a business park. The proposed development is projected to generate 413 AM peak hour trips and 369 PM peak hour trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Pioneer Business Park MDP, at no cost to the City of San Antonio:

- Based on peak hour trips, this proposed development shall have four access points based on UDC 35-502 (a), (7), (C)
- Neal Road The proposed development shall comply with UDC 35-506 (d), (9), Substandard existing streets.
- All access driveways shall comply with UDC 35-506 (r) Access and Driveways.
- All access driveways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan. Site circulation is important for this proposed development. Reduced number of driveways and cross access is encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

Marc A. Courchesne

Senior Engineering Technician

Approyed by:

DATE:

May 27, 2005

Richard L. De La Cruz, P.E.

Senior Engineer ID 2004TIA1215

TI

Robert Lombrano

From:

Joe Nix [jnix@cectexas.com]

Sent:

Wednesday, November 03, 2004 3:05 PM

To:

Richard De La Cruz

Cc:

Ernest Brown; Robert Lombrano; tsang@bexar.org

Subject:

RE: Pioneer Business Park MDP Level 1 TIA **Disapproval #2**



MTP.jpg

I'll send your four copies, to include an illustration of the lane configuration, brief description of the pavement condition (which was alluded to in the report). The intersecting roadways and driveways across from and adjacent to the site will be shown on the lane configuration illustration.

Attached is a portion of the Major Thoroughfare Plan. The portion of Neal Road along the business park frontage is on the MTP, as can be seen on the attachment, unless you read the MTP different than I do. Should I include the attachment in the report?

Joe F. Nix, P.E., R.P.L.S., P.T.O.E Senior Traffic Engineer CIVIL ENGINEERING CONSULTANTS 11550 IH 10 West Suite 395 San Antonio, TX 78230-1037

Tel: 210.641.9999 Fax: 210.641.6440

Email: jnix@cectexas.com

----Original Message----

From: Richard De La Cruz [mailto:rdelacruz@sanantonio.gov]

Sent: Wednesday, November 03, 2004 8:26 AM

To: Richard De La Cruz; Ernest Brown; Robert Lombrano; Joe Nix;

tsang@bexar.org

Subject: RE: Pioneer Business Park MDP Level 1 TIA **Disapproval #2**

> Mr. Nix - Please provide the following in order to expedite the approval for Pioneer Business Park MDP:

W Three copies (4 copies if in Bexar County

Jurisdiction) - NEED TWO MORE COPIES

W Illustrate lane configuration of roadways

adjacent to site.

W Provide brief description of pavement condition.

W Illustrate all intersecting roadways and driveways across from and adjacent to site.

Page 3 - Neal Road is not on the MTP.

- > Based on UDC 35-502 (a), (7), Subsection C. Traffic mitigation tools include, but are not limited to, pavement widening, turn
- > lanes, median islands, access controls, curbs, sidewalks, traffic signalization, traffic signing, pavement markings, etc.
- > Based on traffic numbers provided, this development will have five access driveways. If additional access is desired a LOS analysis shall be provided in order to show that the driveways will be operating below LOS C.

> Thank You,

>

- > Richard L. De La Cruz, P.E.
- > Senior Engineer
- > Development Services Department
- > (210) 207-0265 (Office)
- > (210) 759-1215 (Pager)
- > rdelacruz@sanantonio.gov

This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal.

AIT

Robert Lombrano

From:

Todd Sang

Sent:

Tuesday, August 17, 2004 9:29 AM Robert Lombrano; Ernest Brown

To: Cc:

Michael Herrera; Richard De La Cruz

Subject:

Pioneer Commercial **Disapproval** Pioneer Industrial**Disapproval** Pioneer

Business**Disapproval**

Pioneer Industrial Pioneer Business Park Pioneer Commercial

Three TIAs were submitted for the above MDPs without the **review fee** and they call out Neal as a Major Thoroughfare. Neal does not appear to be the **thoroughfare**.

All three TIAs have been returned to CEC with these comments.

Todd

TIA

Robert Lombrano

From:

Richard De La Cruz

Sent:

Thursday, July 08, 2004 2:03 PM

To: Subject: Ernest Brown; Robert Lombrano; Todd Sang; 'pas@aces-sa.com'

Pioneer's **Disapproval**

Pioneer Glen - Disapproval Level 2 TIA required

Pioneer Commercial - Disapproval Level 1 TIA required

Pioneer Industrial - Disapproval Level 1 TIA required

Pioneer Business Park - Disapproval Level 1 TIA required

Thank You, Richard L. De La Cruz, P.E. Senior Engineer Development Services Department (210) 207-0265 (Office) (210) 759-1215 (Pager) rdelacruz@sanantonio.gov

TREE'S

Robert Lombrano

From:

Mark C. Bird

Sent: To: Wednesday, June 16, 2004 3:04 PM

Debbie Reid

Cc: Subject: Robert Opitz; Michael Herrera; Robert Lombrano

Pioneer Business Park disaprvl



Pioneer Business Park disaprvl...



CITY OF SAN ANTONIO

P. O. BOX 839966 SAN ANTONIO TEXAS 78283-3966

Date: 6/16/04

	Date: 0/10/04
Subje	ct: Master Development Plan Pioneer Business Park, A/P #1010025
Dear l	Engineer,
	Master Development Plan does not meet the criteria of the 2003 Tree Preservation ance (Section 35-B125 and Table 35-B101) due to one or more of the following ns:
Comp	letion review:
	Copy of the MDP
Χ	Master Tree Stand Delineation Plan with basic non-committal information
Χ	\$75 Plan Review fee
Techn	ical Review:
	There are additional protected trees to be delineated
Χ	Square footage of project and of tree canopy area
X	Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.
	Other
lf you	have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird Special Projects Officer

TONINB

From:

Sent:

Christopher Looney Wednesday, June 30, 2004 8:47 AM

To: Cc: 'gmaenius@aces-sa.com'; 'dolle@aces-sa.com' Michael Herrera; Robert Lombrano; Ernest Brown Pioneer Business Park MDP

Subject:

Pioneer Business Park MDP

Zoning: Approved Outside of the City Limits

Christopher Looney Senior Planner City of San Antonio, Development Services

Tree

From:

Joan Miller

Sent:

Tuesday, July 19, 2005 9:34 AM

To:

'pas@aces-sa.com'

Cc:

Robert Lombrano; Michael Herrera

Subject:

Pioneer Industrial, Commercial, Business Park MDP tree approvals

Approvals for Pioneer MDP trio.







Park (resubmi...

Pioneer Business Pioneer Industrial Pioneer Business aprvl.doc

Park (resubmi...

Joan Miller - Administrative Assistant II, Environmental Review Development Services Department - City of San Antonio 1901 S. Alamo St. San Antonio, TX 78204 (210) 207-8265; Fax 207-6073 jmiller2@sanantonio.gov



CITY OF SAN ANTONIO

P. O. BOX 839966 SAN ANTONIO TEXAS 78283-3966

Date: 7/19/05
Subject: Pioneer Business Park (resubmittal) Master Development Plan, A/P #1010025
Dear Engineer,
This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.
This project will be subject to:
1997 Tree Preservation ordinance
X Streetscape standards
X 2003 Tree Preservation ordinance
If you have any further questions, please call me at (210) 207-8265.
Sincerely,
Joan Miller Administrative Assistant II

TREE'S

From:

Sent:

To:

Mark C. Bird
Thursday, September 23, 2004 10:09 AM
'pas@aces-sa.com'
Debbie Reid; Robert Opitz; Michael Herrera; Robert Lombrano
Pioneer Business Park aprvl Cc:

Subject:



Pioneer Business Park aprvl.do...



CITY OF SAN ANTONIO

P. O. BOX 839966 SAN ANTONIO TEXAS 78283-3966

Date: 9/23/04	
Subject: Master Development Plan Pioneer Business Park, A/P #1010025	
Dear Engineer,	
This Master Development Plan meets the criteria of the 2003 Tree Preservational ordinance (Section 35-B125 and Table 35-B101) and is approved.	ioi
This project will be subject to:	
1997 Tree Preservation ordinance	
X Streetscape standards	
X 2003 Tree Preservation ordinance	
If you have any further questions, please call me at (210) 207-0278.	
Sincerely,	
Mark Bird Special Projects Officer	

BEXAR COUNTY

From:

tsang@bexar.org

Sent:

Wednesday, July 13, 2005 1:18 PM

To:

Robert Lombrano; hcar@aces-sa.com

Cc:

Michael Herrera

Subject: Pioneer Business Subdivision ** Approval**

Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept. 233 N. Pecos La Trinidad, Ste. 420 San Antonio, TX 78207 (210) 335-6649

BEXAR GUNTY

From: tsang@bexar.org

Sent: Tuesday, July 19, 2005 11:12 AM

To: Robert Lombrano
Subject: Pioneer Approvals

Robert,

Attached are my approvals for the Pioneer Commercial, Pioneer Business and Pioneer Industrial subdivisions.

Thanks

Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept. 233 N. Pecos La Trinidad, Ste. 420 San Antonio, TX 78207 (210) 335-6649

From:

Paul [pas@aces-sa.com]

Sent:

Thursday, April 28, 2005 11:28 AM

To:

Robert Lombrano

Subject: RE: Pioneer MDP's

I still need a written response, with signature. I think it is necessary that it recognize my resubmitted as of 04-19-05.

Paul A. Schroeder, P.E., R.P.L.S.

×

ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.

140 Heimer Rd., Ste. 617 San Antonio, TX 78232 210.828.0691 (p) 210.824.3055 (f)

From: Robert Lombrano [mailto:rlombrano@sanantonio.gov]

Sent: Thursday, April 28, 2005 11:00 AM

To: Paul

Cc: Robert Lombrano

Subject: RE: Pioneer MDP's

Mr. Schroeder,

The Pioneer Commercial, Pioneer Industrial, and Pioneer Business Park, MDP's were accepted as resubmittals on 4/26/2005, and redistributed to the proper agencies.

Thank you

Robert L.Lombrano Planner II **Development Services Department** 207-5014 rlombrano@sanantonio.gov

----Original Message----

From: Paul [mailto:pas@aces-sa.com] Sent: Thursday, April 28, 2005 10:47 AM

To: Robert Lombrano Cc: Michael Herrera Subject: Pioneer MDP's

Robert,

Please provide written documentation that the MDP's are still processing for this development. Also, update the web site to show redistribution of the MDP's. This web site update is critical. My clients look at it.

<u>Paul A. Schroed</u>	der, F	'.E., R	.P.L.S.
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ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.

140 Heimer Rd., Ste. 617 San Antonio, TX 78232 210.828.0691 (p) 210.824.3055 (f)

From:

Robert Lombrano

Sent:

Thursday, April 28, 2005 11:00 AM

To:

'Paul'

Cc:

Robert Lombrano

Subject: RE: Pioneer MDP's

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The Pioneer Commercial, Pioneer Industrial, and Pioneer Business Park, MDP's were accepted as resubmittals on 4/26/2005, and redistributed to the proper agencies.

Thank you

Robert L.Lombrano Planner II Development Services Department 207-5014 rlombrano@sanantonio.gov

----Original Message----

From: Paul [mailto:pas@aces-sa.com]
Sent: Thursday, April 28, 2005 10:47 AM

To: Robert Lombrano **Cc:** Michael Herrera **Subject:** Pioneer MDP's

Robert

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Paul A. Schroeder, P.E., R.P.L.S.

×	

ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.

140 Heimer Rd., Ste. 617 San Antonio, TX 78232 210.828.0691 (p) 210.824.3055 (f)



ITY OF SAN ANTONIO

April 19, 2005

Mr. Paul A. Schroeder P.E.

Alamo Consulting Engineering & Surveying, Inc. 430 S. Santa Rosa San Antonio, TX 78207

Re: Pioneer Industrial

Proposed **MDP**

Dear Mr. Schroeder:

In an effort to update our working file as shown on the tracking system, Case Managers have been directed to update and possibly clear any and all out dated applications. This project has not shown any activity since September 3, 2004. The following is a chronology of events as per recorded data currently on file in the department for this project.

The Project was submitted 6/9/2004

Agencies/Departments comments and review dates.

Master Development Plan – Disapproved, 6/30/2004 Major Thoroughfare Plan - Approved, 6/30/2004 Historic - Disapproved, 7/01/2004 Disability Access - Disapproved, 6/22/2004 SAWS Aquifer – Not Required Storm Water Engineering – Approved, 7/20/2004 Street and Drainage - Not Required TIA – Disapproved 11/03/2004 Zoning – Approved 6/30/2004 Trees – Approved 9/03/2004 Park - Open Space - Not Required Fire Protection - NOT REQUIRED UNTIL PLATTING Bexar County Public Works – Approved 11/12/2004

The above state chronology of events referencing this project application as of current.

Mr. Schroeder Page 2 April 19, 2005

Per UDC section 35-412 (c) and (e) new, and or 35-2073 old, this project was considered non-conforming and therefore has been denied. However, before the issuance of a formal denial letter the applicant is given and opportunity to work with staff on reaching a mutual satisfactory resolution. Because there has been no activity on the above referenced project and no resolution of the issues between the applicant and reviewing agencies/departments, this letter shall be recorded as the official denial letter for non-conformance, per aforementioned cited code.

You have the right to appeal the decision of the Director before the Planning Commission per UDC, Article 4, section 35-412 Master Development Plan (d) Decision, (2) Appeal.

Sincerely,

Roderick J. Sanchez, AICP

Assistant Director, Development Services

cc: Richard De La Cruz, P.E., Development Services Arturo Villarreal Jr, P.E. Strom Water Engineering John McDonald, Senior Planner Parks Department ----Original Message----

From: Paul [mailto:pas@aces-sa.com]

Sent: Wednesday, December 22, 2004 8:59 AM

To: Robert Lombrano **Subject:** MDP's

Robert.

I need updated status for the following MDP's. The computer shows little action for the last several months, with most items "out". If there are comments that haven't been responded to I need copies. I assume Master Planning, Major Thoroughfare, and TIA are held up due to Neal Road. Historic- I have requested clarification of grandfathering status, as to when this tract was annexed (therefor subject to zoning, these rules and what section in the UDC applies). I have not received a response.

Pioneer Business Park- Historic, Bexar County.

Pioneer Industrial - Master plan Conformance (Thoroughfare approved), Historic Pioneer Commercial - Master plan Conformance (Thoroughfare approved), Arborist

Your assistance on these projects is appreciated.

PAUL A. SCHROEDER, P.E., R.P.L.S.



ALAMO CONSULTING ENGINEERING & SURVEYING, Inc.

140 Hiemer Rd., Ste. 617 San Antonio, TX 78232 210.828.0691 (p) 210.824.3055 (f)

From:

Robert Lombrano

Sent:

Thursday, July 01, 2004 10:36 AM

To:

'sboiner@aces-sa.com'

Cc:

Robert Lombrano

Subject:

Pioneer Business Park

Steve,

Major Thoroughfare: Disapproved

Require Dedication on the entire property for Major Thoroughfare that means lot-1,2,3, and the Detension Pond are inculded.

Will fax drawing of Major Thoroughfare at Neal Rd.

Master Development: Disapproved

Show access points as per UDC 35-B101(c) F (18) Place North Arrow on top of "Location Map" Title

Identify and label limits of flood plain.

Thank you

Robert L.Lombrano Planner II **Development Services Department** 207-5014 rlombrano@sanantonio.gov

TRANSMISSION OK

JOB NO.

1960

DESTINATION ADDRESS

98243055

PSWD/SUBADDRESS

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07/01 10:39

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RESULT

OK

City of San Antonio Planning Department

Development and Business Services Center 1901 S. Alamo

Mailing address: P.O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

2

If you do not receive all pages, please call 207-5014

Please deliver to:

Name: STEVE BOLVER

Title:

Organization: ACES

Phone: 828-0691

Fax: 824-4055

From:

Name: ROBERT L. LOMBRANO

Title: PLANNER II

Division: COMPERHENSIVE

Phone: 210-207-5014

Fax: 207-7897

MAJOR THOROUGHFARE AT NEAL RD.

Remarks:

PIONEER BUSNESS PARK



From:

Robert Lombrano

Sent:

Monday, June 06, 2005 1:00 PM

To:

'pschroeder@aces-sa.com'

Cc:

Robert Lombrano

Subject: Pioneer Business Park "MDP"

Paul,

Master Development Plan: Disapproved

On all the Pioneer MDP's Label project limits. Label the Flood Plain. Show the dividing line between Phase 1 and Phase 2 with a heavy line. Update Development Phase Schedule. Provide total area of Property. 35-B101(c)F(4)

Thank you

Robert L.Lombrano Planner II Development Services Department 207-5014 rlombrano@sanantonio.gov

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ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

140 HEIMER RD., SUITE 617

SAN ANTONIO, TX 78232

PHONE: (210) 828-0691 FAX NO.: (210) 824-3055

RECEIVED 05 HAY 11 PM 2: 1:

May 9, 2005

City of San Antonio Roderick J. Sanchez, AICP Assistant Director of Development Services P.O. Box 839966 San Antonio, TX 78298-3966

RE: PIONEER BUSINESS PARK MDP

Dear Mr. Sanchez:

In reference to the denial letter received on the above referenced development plan and on behalf of the developer we are hereby requesting a six (6) month time extension to the processing for the above referenced master development plan in accordance with Chapter 35, Article 4, Division 2, section 35-412 (d), (1) of the UDC. There are various issues concerning this project that require additional time to resolve with the City for approval of this MDP.

Your consideration in this matter is greatly appreciated. If further information on this subject is required, please contact this office.

Sincerely,

ALAMO CONSULTING ENGINEERING

& SURVEYING, INC

Paul A. Schroeder, P.E., R.P.L.S.

Michael Herrera, CSA Development Services XC:

Job File No. 106650.00

DOC:F\WORD\LTRS\2005\TimeExt.sb

TRANSMITTAL



ALAMO CONSULTING ENGINEERING & SURVEYING, INC. 140 HEIMER ROAD, STE. 617 SAN ANTONIO, TX 78232

PHONE: (210)828-0691 FAX NO.: (210)824-3055

TO:	MICHAEL H	ERRERA			
	=	OJECTS COORDINATOR			6 05
	CITY OF SAN	N ANTONIO DEPARTMENT			777
	1901 S. SOUT				
	SAN ANTON	·			2 099
					تان ف
FROM:	PAUL A. SCH	HROEDER			10000000000000000000000000000000000000
DATE:	JUNE 8, 2004				89 7
DITTE.	00112 0, 2001				7 95 P
RE:	PIONEER BU	ISINESS PARK SUBDIVISI	ON		<u> </u>
WE ARE SENI	DING YOU:	*ATTACHED	_UNDER SEPA	RATE	
X Blueline Pr	rints	_Mylar Prints	_Specifications	<u>X</u> 0	Priginal Documents
_Photostatic C	Copies	_Sepia Prints	_Plans	_ Other	
COPIES		DESCRIPT	ION		LATEST DATE
1 PKG.	PIONEER B	USINESS PARK MDP SUBI	MITTAL		
	ED: approval equested	Review and Co For Bids Due	omment _For Yo	our File	
REMARKS:					
PLEASE 1	REVIEW A	AND PROCESS TH	IIS PACKA	GE FO	R APPROVAL
AS SOON	AS POSS	IBLE. THANK YO	OU.		
COPIES TO:	106650.00	HOW DELIVER	RED: HA	ND	
RECEIVED BY	Y:	SIGNEI	D: PAUL A. SC	HROEDER	<u></u>

BILL MILLER CATTLE COMPANY 430 SOUTH SANTA ROSA SAN ANTONIO, TX: 78207	32-115/14 2607 11230001267 6/3/04 Date
Pay to the City of San Antonio	\$500.00
*** Five Hundred and 00/100***	Dollars 1 Security Feeting
CHASE JPMorgan Chase Bank San Antonio Region 1020 Northeast Loop 410 San Antonio, TX 78209 For Pioneer Meadows	Goisti.
i: 1 1 100 1 1501: 260 71 1 1 23000 1	70 P.E

BILL MILLER CATTLE COMPANY 30 SOUTH SANTA ROSA SAN ANTONIO, TX: 78207	32-115/14 1110/1230001267 6/3/04	2607 Date
Pay to the order of San Antonio		\$500.00
*** Five Hundred and 00/100***		— Dollars 🗋 Secret France
GCHASE JPMorgan Chase Bank San Antonio Region 1020 Northeast Loop 410	C N	
San Antonio, TX 78209 For Pioneer Meadows	Van XI -	M

BILL MILLER CATTLE COMPANY 430 SOUTH SANTA ROSA SAN ANTONIO, TX 78207	32-115 1110 11230001267 6/3/04	2607 <u>Date</u>
Pay to the order of City of San Antonio		\$ \$00.00
*** Five Hundred and 00/100***		— Dollars 🚹 Security F Included. Database.
CHASE JPMorgan Chase Bank San Antonio Region 1020 Northeast Loop 410	A No	
ر San Antonio, TX 78209	$/\!\!\!\!/ \!$	